

ENERGY CODE

ENERGY CODE COMPLIANCE:  
HOUSE: 3.5 POINTS  
2A - AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION - 0.5 CREDIT  
3 AIR CHANGES/ HR  
3A - HIGH EFFICIENCY HVAC EQUIPEMENT - 1 CREDIT  
GAS FURNACE WITH MINIMUM AFUE OF 94%  
5A EFFICIENT WATER HEATING = 0.5 CREDITS  
LOW FLOW FAUCETS AND SHOWER HEADS  
5C - EFFICIENT WATER HEATING = 1.5 CREDITS  
GAS WATER HEATER W/ MIN. EF OF 0.91

SEE GENERAL ENERGY CODE NOTES SHEET A-2.  
PROJECT IS REQUIRED TO HAVE A BLOWER DOOR TEST  
TO VERIFY CONFORMANCE WITH AIR LEAKAGE LIMITS.

VICINITY MAP

TREE REQUIREMENTS

PER 23.44.008 FOR LOTS OVER 3,000 SF (2) CALIPER INCHES OF TREE PER (1,000) SF OF LOT AREA.  
LOT SIZE: 9,123 SF  
9X2=(18) CALIPER INCHES OF TREES REQUIRED (116" CALIPER EXISTING TREES TO REMAIN)

EXISTING TREES TO REMAIN  
#1 44" DBH DOUGLAS FIR (PSEUDOTSUGA MENZIESII), 50' DRIPLINE DIA., GENERALLY GOOD CONDITION AND HEALTH - EXCEPTIONAL  
#2 42" DBH DOUGLAS FIR (PSEUDOTSUGA MENZIESII), 50' DRIPLINE DIA., GENERALLY GOOD CONDITION AND HEALTH - EXCEPTIONAL  
#3 20" DBH DOUGLAS FIR (PSEUDOTSUGA MENZIESII), 34' DRIPLINE DIA., GENERALLY GOOD CONDITION AND HEALTH - NON-EXCEPTIONAL  
#5 10" DBH BITTERCHERRY (PRUNUS EMARGINATA), 30' DRIPLINE DIA., GOOD CONDITION AND HEALTH, YOUNG AND VIGOROUS - NON-EXCEPTIONAL  
TOTAL: 116" CALIPER EXISTING TREES TO REMAIN

EXISTING EXCEPTIONAL TREES TO PROTECT ON ADJACENT LOT DURING CONSTRUCTION  
#4 34" DBH DOUGLAS FIR (PSEUDOTSUGA MENSIESII), 40' DRIPLINE DIA., GENERALLY GOOD CONDITION AND HEALTH - EXCEPTIONAL

DRAWING INDEX

A-1.0  
A-1.1  
1  
2  
3  
C01  
C02  
C03  
A-2  
A-3  
A-4  
A-5  
A-6  
A-7  
A-8  
A-9  
A-10  
A-11

DCI COVER SHEET  
SITE PLAN/PROJECT DATA  
TREE STUDY  
SHORT PLAT COVER SHEET  
SURVEY  
S.P. LEGAL DESCRIPTION & EASEMENTS  
CSC & SOIL AMENDMENT  
DRAINAGE & WASTEWATER CONTROL  
CSC & DRAINAGE DETAILS  
GENERAL NOTES  
FLOOR PLANS  
ROOF PLAN  
EAST & SOUTH ELEVATIONS  
WEST & NORTH ELEVATIONS  
SECTION / SCHEDULES  
ARCHITECTURAL DETAILS  
ARCHITECTURAL DETAILS  
BUILDING ENCLOSURE DETAILS  
BUILDING ENCLOSURE DETAILS

\$1.0  
\$2.0  
\$2.1  
\$2.2  
\$3.0  
\$4.0  
\$4.1

STRUCTURAL GENERAL NOTES  
FOUNDATION & 1ST FLOOR FRAMING  
2ND FLOOR FRAMING PLAN  
ROOF FRAMING PLAN  
FOUNDATION DETAILS  
FRAMING DETAILS  
FRAMING DETAILS

FLOORS  
1ST FLOOR  
2ND FLOOR  
TOTAL

HEATED AREA  
1,505 SF  
1,526 SF  
3,031 SF

GARAGE  
477 SF  
-  
477 SF

HEIGHT LIMIT  
30'-0" BASE HEIGHT LIMIT, 35'-0" WITH 4:12 PITCH  
SEE AVERAGE GRADE CALC. ON THIS SHEET & ELEVATION SHEETS A-5,6.

TORRETTO 20TH AVE RESIDENCE

PROJECT DATA

SITE ADDRESS  
12051 20TH AVE NE  
SEATTLE, WA 98125

TAX PARCEL NUMBER  
282604-9073

OWNER  
12051 20TH AVE NE, LLC.  
3726 BROADWAY, SUITE 301  
EVERETT, WA 98201  
425-212-2210

CONSTRUCTION TYPE  
V-B, WOOD FRAME

OCCUPANCY  
R-3

ZONE  
SF7200  
NORTHGATE DISTRICT

RELATED SHORT SUBDIVISION NUMBER: 3029553

LEGAL DESCRIPTION (PARCEL B)  
THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE FOUND CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;  
THENCE SOUTH 00°07'08" WEST, ALONG THE MONUMENTED EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 82.67 FEET, TO THE INTERSECTION WITH THE NORTH LINE OF SAID SOUTH HALF;  
THENCE CONTINUING SOUTH 00°07'08" WEST 82.67 FEET, TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SOUTH HALF;  
THENCE NORTH 88°07'17" WEST, ALONG SAID SOUTH LINE, 30.01 FEET, TO THE WEST LINE OF THE EAST 30.00 FEET OF SAID NORTHEAST QUARTER;  
THENCE CONTINUING NORTH 88°07'17" WEST 149.99 FEET, TO THE POINT OF BEGINNING;  
THENCE NORTH 01°52'43" EAST 15.00 FEET;  
THENCE NORTH 88°07'17" WEST 51.79 FEET;  
THENCE NORTH 01°52'43" EAST 67.63 FEET, TO A POINT ON SAID NORTH LINE;  
THENCE NORTH 88°07'24" WEST, ALONG SAID NORTH LINE, 102.34 FEET, TO THE INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST QUARTER;  
THENCE SOUTH 00°02'05" WEST, ALONG SAID WEST LINE, 82.67 FEET, TO THE INTERSECTION WITH SAID SOUTH LINE;  
THENCE SOUTH 88°07'17" EAST, ALONG SAID SOUTH LINE, 151.47 FEET, TO THE POINT OF BEGINNING;  
TOGETHER WITH EASEMENT NUMBER 1, SHOWN AND DESCRIBED HEREON.

DCI ECA DATA

STEEP SLOPE: NO  
FLOODPRONE: NO  
ARCHAEOLOGICAL BUFFER: NO  
POTENTIAL SLIDE AREA: NO  
ABANDONED LANDFILL: NO  
HERITAGE TREE: NO  
RIPARIAN CORRIDOR: NO

KNOWN SLIDE AREA: NO  
HERON HABITAT: NO  
WET LAND: NO  
WILDLIFE PRES. AREA: NO  
PEAT SETTLEMENT PRONE: NO  
LIQUEFACTION ZONE: NO  
SALMON WATERSHED: YES

LEGEND

EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

EXISTING CONTOUR LINE TO REMAIN

EXISTING CONTOUR LINE TO BE MODIFIED

NEW CONTOUR LINE

348

352

350

AVERAGE GRADE CALCS.

FORMULA 2: ENCLOSING RECTANGLE:  
(AXa) + (BXb) + (CXC) + (DXd) = AVERAGE GRADE LEVEL  
a+b+c+d

(340.4' X 63.0') + (339.7' X 49.0') + (341.0' X 63.0') + (341.6' X 49.0') =  
63.0' + 49.0' + 63.0' + 49.0'  
(21445.2) + (16645.3) + (21483) + (16738.4) = 62370.27' = 340.67'  
224' 224'

340.4' X 63.0'

339.7' X 49.0'

341.0' X 63.0'

341.6' X 49.0'

SITE PLAN

SCALE: 1" = 10'-0"

\* STRUCTURAL FILL SHOULD BE MOISTURE CONDITIONED TO WITHIN ABOUT 3 PERCENT OF OPTIMUM MOISTURE CONTENT, PLACED IN LOOSE, HORIZONTAL LIFTS LESS THAN 8 INCHES IN THICKNESS, AND SYSTEMATICALLY COMPACTED TO A DENSE AND RELATIVELY UNYIELDING CONDITION AND TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY, AS DETERMINED USING TEST METHOD ASTM D 1557.

TREE PROTECTION FENCING REQUIRED AROUND ENTIRE DRIP LINE (THE TREE PROTECTION AREA- TPA):  
- FENCING MUST BE INSTALLED PRIOR TO DEMOLITION AND GROUND DISTURBANCE;  
- KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION;  
- MODIFICATIONS BY APPROVAL OF SDCI PROJECT PLANNER ONLY  
- NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA, SUCH AS BUT NOT LIMITED TO: MATERIAL STORAGE/STOCKPILING, PARKING, DUMPING OR WASHING.  
- PROTECT TREES AS SHOWN ON SITE PLAN AND CSC/SOILS PLAN AND PER ARBORIST'S REPORT

TREE PROTECTION AREA SIGN  
CONTRACTOR TO DOWNLOAD, PRINT, LAMINATE THE TWO-SIDED TREE PROTECTION SIGN AND AND INSTALL PER INSTRUCTIONS ON SIGN.  
(http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web\_informatinal/p2601202.pdf)  
CONTRACTOR TO INSTALL SIGN AND TREE PROTECTION MEASURES BEFORE FIRST GROUND DISTURBANCE SITE INSPECTION.

SITE PLAN & PROJECT DATA

PROJECT:  
TORETTO 20th NE House  
12051 20th AVE NE  
Seattle, WA

PROJECT #6621570

REVISIONS:

DRAWN BY: AA  
SCALE: AS SHOWN  
DATE: 26 JUNE 2018  
JOB NUMBER: 1644.0

SHEET NUMBER:  
A-1.0

NOT FOR CONSTRUCTION UNLESS CITY APPROVAL STAMP APPEARS ON THIS SHEET

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